



## **Community Appearance Commission**

### **Minutes October 3, 2007**

The regular meeting of the Salisbury Community Appearance Commission was called to order Wednesday, October 3, 2007, at 4 p.m. by Barbara Perry, Chair, in the Council Chamber, 217 South Main Street, Salisbury, North Carolina. The following members were present and absent:

Present: Suzanne Casey, Greta Connor, Suzette Davis, Diane Gibbs, Barbara Lawther, Barbara Perry, Sara Robinson, and Bill Safrit

Absent: Johnny Safrit, Chad Morgan, and Tom Wolpert

Staff: Councilman Mark Lewis, Lynn Raker, and Diana Moghrabi

Barbara Perry, Chair, called the meeting to order. The minutes of the September 5, 2007, meeting and the Financial Report were approved as submitted.

### **NEW BUSINESS**

The Historic Preservation Incentive Grant Committee will include two representatives from CAC—Barbara Lawther and Diane Gibbs. Potential meeting dates will be Friday, October 19, at noon or Tuesday, October 23, at noon.

### **COMMITTEE REPORTS**

#### **Neighborhoods & Education Committee**

Greta Connor reviewed the Neighborhood Leaders Alliance meeting of September 27 at One Water Street and reports were distributed. Greta did not think we had as many neighborhoods represented as in the past. Several people let staff know they were not able to attend.

There is still great concern about deteriorating neighborhoods. There needs to be some changes in order to improve the quality of life for all. It will require patience and diligence to achieve these changes. CAC has been working on this for three years. Neighborhood leaders are very receptive to establishing an appointed Housing Commission. We probably need 3-4 Code Enforcement Officers and a stricter ordinance to go with it. This has to become a goal for City Council to move it forward.

- Barbara Perry recommended that CAC invite the person in charge of Rowan County condemnations to speak to the issues of deteriorated housing at the November meeting.
- The condition of the home next to the “McCanless House” on Park Avenue needs to be addressed.
- James Donaldson did say he would like CAC to proceed with signs for his neighborhood’s entrance. He will meet with his neighborhood first to develop a logo.
- Greta Connor is interested in reviving the Adopt-a-Street program for Livingstone College students to help in the cleanup of the surrounding neighborhood. She will contact Eldridge Williams to encourage fraternities and sororities complete community service requirements in this way.
- The Fall Spruce Up will be October 22-26.

### **Art in Public Places**

- “Where we’ve been, where we are and where we are going”...will be the theme of their next meeting which will be a planning session.
- The committee is looking into rotating or changeable art displays. Michael Baker, Lori McMahon, Lynn Raker and Barbara Perry are looking into the logistics. To be a destination point, we would need 10-12 sites. We would not have to purchase the art.
- Lynn Raker and Barbara Perry met with Dr. Hensley of Rowan-Salisbury School System to see if they would be interested in partnering with the Public Art Committee on an art project at the Wachovia site. Dr. Hensley was very excited about this. Bill Green (Wachovia Bank) would like to see the proposal.
- There are three plaques ready for installation on the History and Art Trail--five more are in the works.

### **Landscaping**

Suzette Davis reported that the September recipients, St. John’s Lutheran Church and Mr. & Mrs. Sherrill, were pleased to display the CAC Landscape of the Month signs. The Sherrill’s sign was visible during the Livingstone College homecoming.

The Catawba College Hedrick building will receive the commercial Landscape of the Month award next. Barbara Lawther will call Clay and Martha Smith (330 S. Fulton St) about the being the recipient of the residential award.

**Grants**

## Innes St. Grant

APPLICANT	ADDRESS	PROJECT AMT.	GRANT AMT.
<b>Caniche</b>	200 S. Main St.	\$ 25,200.00	<b>850.00</b>
<b>Salisbury Emporium</b>	230 E. Kerr St.	\$ 9,866.00	<b>4,933.00</b>
<b>Thread Shed</b>	133 S. Main St.	\$ 32,000.00	<b>10,000.00</b>
<b>Kress Building</b>	300 S. Main St.	\$ 15,990.00	<b>2,500.00</b>
<b>former Watkins Fitness</b>	226-228 S. Main St.	\$ 10,000.00	0.00
<b>Davis Law Office</b>	215 N. Main St.	\$ 27,200.00	<b>2,500.00</b>
<b>former Social Security Bldg.</b>	202 N. Lee St.	\$ 110,000.00	\$ 2,500.00
<b>Ketner Warehouse</b>	205 N. Lee St.	\$ 27,187.00	<b>2,500.00</b>
<b>Las Palmas Parking Lot</b>	122 E. Fisher St.	\$ 15,000.00	<b>5,000.00</b>
<i>Potential applicants:</i>			
<b>former Bill's Bakery</b>	128 E. Innes Street		

Total Project Amounts	\$ 272,443.00	
<b>Appropriation 7/01/07</b>	<b>\$ 25,000.00</b>	<b>\$ 25,000.00</b>
Requested funds		
Awarded funds (pending approval)	\$ 30,783.00	25,783.00
Funds Remaining	<b>\$ (5,783.00)</b>	<b>\$ (783.00)</b>
New Requested funds		

The committee had a meeting for time-sensitive projects. The money has run out as expected due to the large grant made to the Thread Shed. There were some unanswered questions about the Davis Law Office.

- The Las Palmas parking lot project is a great project. This will help our streetscape project.
- The Social Security Building is going to be a tremendous impact on our downtown; theirs is not quite as time sensitive, and they were the last to submit an application; although, they did submit an application last year.
- Lynn Raker will speak to the City Manager about requesting additional funds for the grant programs.

- MSD Grants

APPLICANT	ADDRESS	PROJECT AMT.	GRANT AMT.
Caniche	200 S. Main St.	\$ 25,200.00	\$ 5,000.00
Thread Shed	S. Main St.	\$ 32,000.00	\$ 5,000.00
former Watkins Fitness	226-228 S. Main St.	\$ 10,000.00	\$ 2,500.00
Critters NC	125 S. Main St.	\$ 2,682.62	1,341.31
Davis Law Office	215 N. Main St.	\$ 27,200.00	\$ 2,500.00
former Social Security Bldg.	202 N. Lee St.	\$ 440,000.00	\$ 5,000.00
Ketner Warehouse	205 N. Lee St.	\$ 26,015.00	\$ 2,500.00
Glover Realty	210 E. Innes St.	\$ 5,650.00	\$ 1,500.00
Potential applicants:			
OK Wig	100 S. Main St.		

Total Project Amounts	\$ 568,747.62	
<b>Appropriation 7/01/07</b>	<b>\$ 22,000.00</b>	<b>\$ 22,000.00</b>
Requested funds		
Awarded funds (pending approval)	\$ 25,341.31	\$ 17,841.31
Funds Remaining	\$ (3,341.31)	\$ 4,158.69
New Requested funds		
	\$ (3,341.31)	

- The former Watkins Fitness building is part of the Empire Hotel property. It has a stucco façade which DSI is in the process of removing. It is a key piece to the sale of the Empire Hotel. This project is an example of the original purpose for which this grant was established.
- Critters* have painstakingly rebuilt a new store front to make it look appropriate to its original design. They have done a wonderful job.
- Ketner Warehouse is the Rail Walk Area and has been a goal for the City and DSI for a number of years. We really want to encourage redevelopment of this area. They will remove 5 of 7 utility poles.
- Glover Realty will repair window moldings and repaint.
- Davis Law Office and the former Social Security building will have to be reviewed in the next cycle.

Barbara Lawther made the observation that some of the recipients have the financial means to make the improvements and questioned whether the guidelines need to include a financial need as a part of the criteria. The guidelines will be reviewed. Staff talked to some members of the committee about the meaning of the “incentive grant.” Hopefully, these grants provide the *incentive* for the City to achieve meaningful improvements. It may be hard to develop objective criteria. Members felt there were a large number of worthwhile projects and not enough money to award to all of them; there is a great deal of activity in our downtown.

Barbara Lawther made a MOTION to approve the Innes Street Grants and the Municipal Service District Grants as submitted by the committee. Suzette Davis seconded the motion with all members voting AYE. (8-0)

### **Awards**

The committee has secured the Hilliard Room (J. W. Hood Building) at Livingstone College. The committee believes that the meal will be \$12 per person which includes everything. They will get a contract to get everything in writing. Contact name at the college is Ingrid. We have all of the jurors. This will be a 25-year celebration for the Salisbury Community Appearance Commission.

The CAC/ Tree Board Awards Committee will meet in the first floor conference room October 16 at noon.

### **OTHER BUSINESS**

- Lynn Raker reported on the I-85 interchange at Innes Street. NCDOT is bringing in a massing of plants they call a color canopy. They are looking at this as an important landscape. The city must sign a municipal agreement for the City of Salisbury to maintain the area after the initial 3 years. Lynn Raker will give the City Council a report at their next meeting.
- Councilman Mark Lewis said that the DSI Executive Board discussed initiating bonds to push ahead some projects that need done right. The parking lot next to "Ruftys", trash cans, benches, and street lights are examples of the improvements that need done downtown. A partnership with DSI and the CAC would have a bigger impact on recommendations to City Council. The CAC is willing to partner to prepare a plan.
- Barbara Perry would like to revive the partnership between Planning Board and the Community Appearance Commission.

Being no further business the meeting adjourned at 5:30 p.m. The next regular CAC meeting will be November 7, 2007.

Respectfully submitted,  
Diana Moghrabi  
Secretary